



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

872 WESTFORD ST.
CARLISLE, MA. 01741

Phone: (508) 369-9702

Fax: (508) 369-4521

MINUTES OF BOARD MEETING JUNE 12, 1995

Chair Colman opened the meeting at 8:10; present were board members Duscha, Yanofsky, LaLiberte, Hengeveld and Tice. The minutes of May 22 were approved as amended on a motion by LaLiberte, seconded by Duscha. Voting to approve were LaLiberte, Duscha, Tice, Yanofsky and Hengeveld; Colman abstained. Bills were approved for payment as submitted.

ANR: James Ford, 307 Cross St. On a motion by Yanofsky, seconded by Hengeveld, the board voted unanimously to approve this plan.

Malcolm Meadows discussion Developer Ron Peabody, accompanied by Joe March of Stamski and McNary, met with the board. Present also were Ken Harte of the Carlisle Conservation Foundation, and Kirk Ware and Ron Thompson, trustees of the Carlisle Congregational Church. Peabody told the board he had been asked to assume the project, which had been begun by Cornerstone, and that he wished to do so. He asked members whether they are in support of the project. Colman explained that the board had proposed the SROSC bylaw to town meeting, and is certainly in favor of the concept. Peabody stated that he intends "to parallel" the plans developed by Steve Hamilton of Cornerstone, and that he will be able to bring the units to market at \$200,000 or less because he does not need to finance the development with borrowed money. He intends to give back 50% of the profits to the Senior Housing Options group. He can comply, he stated, with B.O.H.'s new regs. Duscha asked, when shown the location of the joint septic system very near Two Rod Rd., whether there is an alternate location. March replied that there is really no other good location, and that although trees would need to be removed to create the grading for the system, tree planting could be done afterwards on the graded area.

Colman stated that the board has two primary areas of concern: the preservation of open space, and the provision of senior housing. Peabody responded that he intends to propose 12 units, as originally planned, and to donate as much land as possible to the town and to the Carlisle Conservation Foundation, certainly in excess of the 14.2 acres required under the SROSC bylaw. He then explained the likely division of the land which remains in this parcel (after town meeting voted in May to buy two frontage lots totaling 13.5 acres). The SROSC (Malcolm Meadows) will keep only as much as needed, the Town will receive the Two Rod Rd. corridor and area east of it, and the Trust will receive the area west of it,

including the westerly meadow. Duscha commented that the board has not seen the proof plan (ANR) yet, so all the discussion so far is conceptual. Peabody then asked March to discuss design requirements under the rules and regs for SROSC with the board.

March explained that he questions the necessity of the drainage requirements which prohibit any increased runoff from the site. He pointed out that were this land to be developed as 8 ANR lots, there would be more impervious surface, and yet the town would have no control over the runoff. Too, the requisite detention basin would need to be placed either at a great distance from the development area, or in the westerly meadow, which all parties have agreed they would like to see preserved. He would like the board to grant a waiver allowing an increase in runoff, which he predicted would be a very small increase, and allowing the runoff to be channeled to the wetlands to the south. Hengeveld commented that the distant retention basin sites would be very expensive to create.

LaLiberte suggested that March submit the preliminary plan with the design and calcs as he, March, had proposed them, and the board would forward them to LandTech for review. Colman asked if there were other issues. March replied that the drainage design section of the regs require 2, 10, 25 and 100 year storm event calcs; yet Carlisle's subdivision regs require only 10 and 100 year storm calcs. He suggested the board reduce the number of storm events to be reviewed for this sparsely developed parcel as, contrary to general belief, these calcs are done separately and individually, not cumulatively. Also, March said, the water balance calcs requirement seems inappropriate considering the board has no groundwater infiltration requirements. The regs, he recalled, are based on those of Acton, which has a water protection bylaw.

LaLiberte commented that when he and others were writing the regs he had tried to envision how the age restriction section of the zoning bylaw would be enforced, as he knew the town had no easy way to enforce it. He wondered if the mechanism could be a prohibitive fee imposed by the condo association for those who do not comply. Peabody responded that he would have his attorney research the issue, but he ordinarily restricts investor ownership, which would be helpful in this regard. LaLiberte pointed out that resale is a more likely time for the problem to arise than at the time of original sale. Peabody plans to submit a preliminary plan in July.

Milne decision final review The board reviewed the draft decision and instructed the planner assistant to make one change. They had agreed to waive application fees, not engineering review fees, members said, so the word "review" was dropped from the decision. The planner assistant will send Milne LandTech's bill for the review fees, and ask that the town be repaid.

Meeting time Given the changing composition of the board, meeting time was discussed. It was agreed that meetings henceforth would begin at 7:15, with the hope of adjourning earlier as well.

New member The board discussed possible new members, as the resignation of Scott Evans had left the board short one member until election time next spring. Members compiled a list of potential candidates for this appointed position, and Colman will call them. If a candidate is found in the next two weeks, the board will meet jointly with the

Selectmen to fill the position on June 27. *The Mosquito* will publish a notice of the opening, as required by law. Interested parties will be told to notify the selectmen's office or the planner assistant.

Appeals court case LaLiberte referred members to a decision of the Mass. Appeals Court, a precedent setting court, which is likely to have effect on situations involving access to back land via disputed ways.

Common drive regs amendments The board proofed the final draft of the regs as voted on March 27, 1995. Colman was asked to determine whether Police Chief Galvin agrees with Fire Chief Koning that all common drives should be named. All other changes were approved as accurate. Duscha raised the issue of whether the board wished to require all lots which are party to a common drive to use the common drive for access. The board agreed this is an interesting issue, but beyond the scope of the present discussion. It was agreed to post a public hearing to consider such a change.

Associate membership The members agreed to discuss at the next meeting the possibility of bringing a proposal to town meeting in the fall.

FinCom meeting Yanofsky will be attending a July 13 meeting of the FinCom to discuss the overrun of the board 1994-95 budget.

Party! Colman invited members, the planner assistant, and their spouses to a cook out at his home on July 16.

The meeting was adjourned at 10:20 by a unanimous vote on a motion by LaLiberte, seconded by Tice.

Submitted by Sandy Bayne, planner assistant